

Minnesota Department of Natural Resources



Division of Ecological and Water Resources, Box 25

500 Lafayette Road

St. Paul, Minnesota 55155-4025

Phone: (651) 259-5107 Fax: (651) 296-1811 E-mail: heidi.cyr@state.mn.us

November 12, 2010

Correspondence # ERDB 20110172

Mr. Daniel Sabatka
RLK Incorporated
6110 Blue Circle Drive, Suite 100
Minnetonka, MN 55343

RE: Natural Heritage information in the vicinity of the proposed Bennett Lumber Site Redevelopment, T29N R24W Section 33, Hennepin County

Dear Mr. Sabatka,

As requested, the Minnesota Natural Heritage Information System has been queried to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Based on this query, several rare features have been documented within the search area (for details, please see the enclosed database report). However, given the project details that were provided with the data request form, I do not believe the proposed project will negatively affect any known occurrences of rare features.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Department of Natural Resources, Division of Ecological and Water Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area.

The results are enclosed as an Index Report of records in the Rare Features Database, the main database of the NHIS. To control the release of specific location information, which might result in the destruction of a rare feature, the report is copyrighted. The Index Report provides rare feature locations only to the nearest section, and may be reprinted, unaltered, in an environmental review document (e.g., EAW or EIS), municipal natural resource plan, or report compiled by your company for the project listed above. If you wish to reproduce the index report for any other purpose, please contact me to request written permission.

This letter does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. Additional rare features for which we have no data may be present in the project area, or there may be other natural resource concerns associated with the proposed project. For these concerns, please contact your DNR Regional Environmental Assessment Ecologist, Melissa Doperalski at (651-259-5738). Please be aware that additional site assessments or review may be required.

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources. An invoice will be mailed to you under separate cover.

Sincerely,

A handwritten signature in black ink, appearing to be 'Heidi Cyr', written over a circular stamp or seal.

Heidi Cyr
Natural Heritage Review Specialist

enc. Rare Features Database: Index Report
Rare Features Database Reports: An Explanation of Fields

Minnesota Natural Heritage Information System
Index Report of records within 1 mile radius of:
ERDB #20110172 - Bennett Lumber Site Redevelopment
T29N R24W Section 33
Hennepin County

Rare Features Database:

Element Name and Occurrence Number	Federal Status	MN Status	State Rank	Global Rank	Last Observed Date	EO ID #
Vertebrate Animal						
<u>Etheostoma microperca</u> (Least Darter) #192 T29N R24W S33; Hennepin County		SPC	S3	G5	2006-08-21	34710
<u>Notropis anogenus</u> (Pugnose Shiner) #46 T29N R24W S30, T29N R24W S32, T29N R24W S31, T29N R24W S29; Hennepin County		SPC	S3	G3	1941-06-05	6499
Vascular Plant						
<u>Valeriana edulis</u> var. <u>ciliata</u> (Valerian) #25 T28N R24W S5, T29N R24W S28, T29N R24W S32, T29N R24W S31, T [...]; Hennepin County		THR	S2	G5T3	1891-05	5850

Records Printed = 3

Minnesota's endangered species law (*Minnesota Statutes*, section 84.0895) and associated rules (*Minnesota Rules*, part 6212.1800 to 6212.2300 and 6134) prohibit the taking of threatened or endangered species without a permit. For plants, taking includes digging or destroying. For animals, taking includes pursuing, capturing, or killing.

The Division of Ecological Resources recently adopted a new database system called Biotics. As a result of this change, the layout and contents of the database reports have been revised. Many of the fields included in the new reports are the same or similar to the previous report fields, however there are several new fields and some of the field definitions have been slightly modified. We recommend that you familiarize yourself with the latest field explanations.

Rare Features Database Reports: An Explanation of Fields

The Rare Features Database (Biotics) is part of the Natural Heritage Information System, and is maintained by the Division of Ecological Resources, Minnesota Department of Natural Resources (DNR).

Please note that the print-outs are copyrighted and may not be reproduced without permission

Field Name: [Full (non-abbreviated) field name, if different]. Further explanation of field.

-E-

Element Name and Occ #: [Element Name and Occurrence Number]. The Element is the name of the rare feature. For plant and animal species records, this field holds the scientific name followed by the common name in parentheses; for all other elements (such as native plant communities, which have no scientific name) it is solely the element name. Native plant community names correspond to Minnesota's Native Plant Community Classification (Version 2.0). The Occurrence Number, in combination with the Element Name, uniquely identifies each record.

EO Data: [Element Occurrence Data]. For species elements, this field contains data collected on the biology of the Element Occurrence* (EO), including the number of individuals, vigor, habitat, soils, associated species, peculiar characteristics, etc. For native plant community elements, this field is a summary text description of the vegetation of the EO, including structure (strata) and composition (dominant/characteristic species), heterogeneity, successional stage/dynamics, any unique aspects of the community or additional noteworthy species (including animals). Note that this is a new field and it has not been filled out for many of the records that were collected prior to conversion to the new database system. Some of the information meeting the field definition may be found in the General Description field.

EO ID#: [Element Occurrence Identification Number]. Unique identifier for each Element Occurrence record.

EO Rank: [Element Occurrence Rank]. An evaluation of the quality and condition of an Element Occurrence (EO) from A (highest) to D (lowest). Represents a comparative evaluation of: 1) quality as determined by representativeness of the occurrence especially as compared to EO specifications and including maturity, size, numbers, etc. 2) condition (how much has the site and the EO itself been damaged or altered from its optimal condition and character). 3) viability (the long-term prospects for continued existence of this occurrence - used in ranking species only). EO Ranks are assigned based on recent fieldwork by knowledgeable individuals.

Extent Known?: A value that indicates whether the full extent of the Element is known (i.e., it has been determined through field survey) at that location. If null, the value has not been determined.

-F-

Federal Status: Status of species under the U.S. Endangered Species Act: LE = endangered; LT = threatened; LE,LT = listed endangered in part of its range, listed threatened in another part of its range; LT,PDL = listed threatened, proposed for delisting; C = candidate for listing. If null or "No Status" the species has no federal status.

First Observed Date: Date that the Element Occurrence was first reported at the site in format YYYY-MM-DD. A year followed by "Pre" indicates that the observed date was sometime prior to the date listed, but the exact date is unknown.

-G-

General Description: General description or word picture of the area where the Element Occurrence (EO) is located (i.e., the physical setting/context surrounding the EO), including a list of adjacent communities. When available, information on surrounding land use may be included. Note that the information tracked in this field is now more narrowly defined than it was in the old database system, and some of the information still in this field more accurately meets the definition of the new EO Data field. We are working to clean up the records so that the information in the two fields corresponds to the current field explanations described herein. Also note that the use of uppercase in sentences in this field is not significant but rather an artifact of transferring data from the old database system to the new system.

Global Rank: The global (i.e., range-wide) assessment of the relative rarity or imperilment of the species or community. Ranges from G1 (critically imperiled due to extreme rarity on a world-wide basis) to G5 (demonstrably secure, though perhaps rare in parts of its range). Global ranks are determined by NatureServe, an international network of natural heritage programs and conservation data centers.

-L-

Last Observed Date: Date that the Element Occurrence was last observed to be extant at the site in format YYYY-MM-DD.

Last Survey Date: Date of the most recent field survey for the Element Occurrence, regardless of whether it was found during the visit. If the field is blank, assume the date is the same as the Last Observed Date.

Location Description: County or Counties in which the Element Occurrence was documented followed by Township, Range, and Section information (not listed in any particular order). Each unique Township, Range, and Section combination is separated by a comma. In some cases, there are too many Township, Range, and Section combinations to list in the field, in which case, the information will be replaced with, "Legal description is too lengthy to fit in allotted space".

-M-

Managed Area(s): Name of the federally, state, locally, or privately managed park, forest, refuge, preserve, etc., containing the occurrence, if any. If this field is blank, the element probably occurs on private land. If "(Statutory Boundary)" occurs after the name of a managed area, the location may be a private inholding within the statutory boundary of a state forest or park.

MN Status: [Minnesota Status]. Legal status of plant and animal species under the Minnesota Endangered Species Law: END = endangered; THR = threatened; SPC = special concern; NON = tracked, but no legal status. Native plant communities, geological features, and colonial waterbird nesting sites do not have any legal status under the Endangered Species Law and are represented by a N/A.

-N-

NPC Classification (v1.5): Native plant community name in Minnesota's Native Vegetation: A Key to Natural Communities (Version 1.5). This earlier classification has been replaced by Minnesota's Native Plant Community Classification (Version 2.0).

-O-

Observed Area: The total area of the Element Occurrence, in acres, which is measured or estimated during fieldwork. If null, the value has not been determined.

Ownership Type: Indicates whether the land on which the Element Occurrence was located was publicly or privately owned; for publicly owned land, the agency with management responsibility is listed, if known.

-S-

Site Name: The name of the site(s) where the Element Occurrence is located. Sites are natural areas of land with boundaries determined and mapped according to biological and ecological considerations.

Survey Site #/Name: The name of the survey site, if applicable, where the Element Occurrence is located. Survey sites are sites that provide a geographic framework for recording and storing data, but their boundaries are not based on biological and ecological considerations. Minnesota County Biological Survey site numbers, if applicable, are also listed in this field.

Survey Type: Information on the type of survey used to collect information on the Element Occurrence.

Surveyor(s): Name(s) of the person(s) that collected survey information on the Element Occurrence.

State Rank: Rank that best characterizes the relative rarity or endangerment of the taxon or plant community in Minnesota. The ranks do not represent a legal status. They are used by the Minnesota Department of Natural Resources to set priorities for research, inventory and conservation planning. The state ranks are updated as inventory information becomes available. S1 = Critically imperiled in Minnesota because of extreme rarity or because of some factor(s) making it especially vulnerable to extirpation from the state. S2 = Imperiled in Minnesota because of rarity or because of some factor(s) making it very vulnerable to extirpation from the state. S3 = Vulnerable in Minnesota either because rare or uncommon, or found in a restricted range, or because of other factors making it vulnerable to extirpation. S4 = Apparently secure in Minnesota, usually widespread. S5 = Demonstrably secure in Minnesota, essentially ineradicable under present conditions. SH = Of historical occurrence in the state, perhaps having not been verified in the past 20 years, but suspected to be still extant. An element would become SH without the 20-year delay if the only known occurrences in the state were destroyed or if it had been extensively and unsuccessfully looked for. SNR = Rank not yet assessed. SU = Unable to rank. SX = Presumed extinct in Minnesota. SNA = Rank not applicable. S#S# = Range Rank: a numeric range rank (e.g., S2S3) is used to indicate the range of uncertainty about the exact status of the element. S#B, S#N = Used only for migratory animals, whereby B refers to the breeding population of the element in Minnesota and N refers to the non-breeding population of the element in Minnesota.

-V-

Vegetation Plot: Code(s) for any vegetation plot data that have been collected within this Element Occurrence (i.e., either Releve Number or the word "RELEVE" indicates that a releve has been collected).

* Element Occurrence – an area of land and/or water in which an Element (i.e., a rare species or community) is, or was, present, and which has practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location. Specifications for each species determine whether multiple observations should be considered 1 Element Occurrence or 2, based on minimum separation distance and barriers to movement.

Data Security

Locations of some rare features must be treated as sensitive information because widespread knowledge of these locations could result in harm to the rare features. For example, wildflowers such as orchids and economically valuable plants such as ginseng are vulnerable to exploitation by collectors; other species, such as bald eagles, are sensitive to disturbance by observers. For this reason, we prefer that publications not identify the precise locations of vulnerable species. We suggest describing the location only to the nearest section. If this is not acceptable for your purposes, please call and discuss this issue with the Endangered Species Environmental Review Coordinator at (651) 259-5109.

City of Minneapolis

[CPED Home](#) > [Heritage Preservation Commission Minutes](#) > 2010 Minutes

Minneapolis Heritage Preservation Commission Actions



Regular Meeting

4:30 p.m., Tuesday, July 27, 2010

Room 317, City Hall

350 South Fifth Street

Minneapolis, MN 55415-1385

Commission Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Meghan Elliott, Mr. Alex Haecker, Ms. Christina Harrison, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Linda Mack, and Ms. Deborah Morse-Kahn

Planning Manager: Jack Byers, 612.673.2634

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioner Morse Kahn was absent and excused from tonight's meeting.

The meeting was called to order at 4:31 p.m.

Minutes were approved for the meeting held on July 13, 2010

Public Hearings

For Presentation

1. 110 North 5th Street – Ward 7

Staff: Chris Vrchota, 612.673.5467

Continued from the June 22, 2010, HPC meeting. Certificate of Appropriateness for the installation of two doorways on the second floor of a non-primary elevation for access to a rooftop deck

Action: Adopt staff findings and approve the Certificate of Appropriateness for the installation two doorways on the second floor of a non-primary elevation for access to a rooftop deck with the following conditions:

- CPED-Planning reviews and approves final site plan, floor plans, and elevations.
- Approval of the two doors is contingent upon the completion and approval of a Certificate of Appropriateness for the additional work on the rooftop of the addition.
- Mortar used for the brick replacement shall match the existing mortar in strength, thickness and composition.
- All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
- The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
- No future work on this site shall take place prior to receiving the necessary City approvals, including those related to the property's local designation status.

2. 2837 Dupont Avenue South, Twin City Separator Company Building – Ward 10

Staff: Aaron Hanauer, 612.673.2494

Demolition of Historic Resource application for the Twin City Separator Company Building

Action: **Adopt** staff findings and **approve** the demolition application for the Twin City Separator Company Building at 2837 Dupont Avenue with the following conditions:

- The southern basement wall of the Twin City Separator Company Building shall be retained and secured to a height equal to the retaining wall directly to the east. The retention of the wall shall be reinforced by design standards of an engineer for a retaining wall and approved by the City of Minneapolis through an engineer plan.
- CPED-Planning Preservation Staff shall review and approve the final plans and elevations prior to building permit issuance.
- As mitigation for the demolition of the Twin City Separator Company Building, the building shall be documented including a photographic recordation (prior to demolition) in accordance with the Minnesota Historical Property Record Guidelines. The completed report shall be prepared, submitted, and accepted as complete by the State Historic Preservation Office and the Minneapolis Community Planning and Economic Development Department. Additional copies shall be submitted to the Hennepin County Library-Minneapolis Central Branch and to the Hennepin History Museum. The report shall be completed within six months of final approval.
- A historic interpretive sign panel shall be completed that provides the history of the Twin City Separator Company Building and surrounding area. The panel shall be consistent with the 2003-2004 interpretive panels, and be approved by the Hennepin County Regional Railroad Authority, Midtown Greenway Coalition, and City of Minneapolis. The panel shall be completed within six months of final approval and installed in the Greenway adjacent to the Twin City Separator Company Building site by June 2011. All permissions and installation costs shall be the responsibility of the property owner.

Information Items

3. First Quarter 2010 Demolition Report

Staff: John Smoley, 612.673.2830

4. Updates to Certificate of Appropriateness Application Forms

Staff: John Smoley/612.673.2830 and Chris Vrchota/612.673.5467

New Business

Resignation of Deborah Morse Kahn accepted, effective immediately (Larsen)

Request Early Warning System update at the September 7 HPC Business Meeting (Kelley)

Benefit concert for Pioneers & Soldiers to be held October 30 (Hunter Weir)

Adjournment

Meeting was adjourned at 6:50 p.m.

The Next Heritage Preservation Commission Meeting: Due to the August 10 Primary Elections, the Heritage Preservation Commission meeting originally scheduled for that date has been cancelled. The next

Heritage Preservation Commission meeting will be held August 24, 2010, in Room 317, Council Chambers, Minneapolis City Hall.

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; **Somali** – Ogow. Haddii aad dooneyso in lagaa kaalmeyo tarjamadda machuumaadkani oo lacag la' aan wac 612.673.3500.

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MINNESOTA HISTORY/ARCHITECTURE SURVEY FORM

Midtown Greenway

Minneapolis, Hennepin County, Minnesota

Non-contributing

Identification	
Historic Name	Norris Creameries, Inc.
Current Name	True Value Hardware/Bennett Lumber
Survey #	MG-84
Address	2828 Emerson Avenue South
City/Twp	Minneapolis
County	Hennepin
Legal Desc.	Sec 33 Twp 29N Range 24W <i>NW-SE-SW</i>
USGS Quad	Minneapolis South, Minn. 1967 (revised 1993)
UTM Zone 15	Easting 476747 Northing 4977529
Property ID (PIN)	

SHPO Inventory Number HE-MPC-3528
Review and Compliance Number 2002-0756
Black and White Photo Number 4-12
Form (New or Updated) New

Description
Resource Type Creamery
Architect/Engineer Unknown
Style N/A
Construction Date 1946
Original Use Norris Creameries, Inc.
Current Use True Value Hardware/Bennett Lumber

Integrity

The integrity of location is excellent; of design, materials, and workmanship is fair; and of setting, feeling, and association is good.

Related Outbuildings

N/A

Description

This property is a one-story commercial building, built for Norris Creameries, Inc. The foundation is poured concrete and the walls are constructed of concrete block. Brick facing is located on the front (east) façade. The wall is flat with a parapet wall capped with cast stone and terra cotta coping. The windows are filled with glass block covered by metal screens. A large garage bay has been inserted into the east wall. Loading bays on the lower level adjacent to the railroad have been closed. A modern addition has been added to the north end.

EVALUATION AND ANALYSIS

Historical Context

Urban Centers, 1870-1940

Historical Narrative

According to the 1952 Sanborn map, Property 84 was a multifunctional building that served Norris Creameries. Norris Creameries began operations at the location sometime between 1941, when the company is absent from the directory of Minnesota manufacturers, and 1949, when it is listed at 2824 Emerson Avenue (Minnesota Resources Commission 1941; Minnesota Department of Business Research and Development 1949). The building consisted of a private garage that could hold up to 30 trucks, a repair shop, two offices, a bottle washing room, a cooler room, a pasteurizing room, and a receiving room. A building is not depicted in the location of Property 84 on a 1914 atlas of Minneapolis (MREB 1914).

Minneapolis building permit indicate that numerous buildings were constructed for a variety creamery operations between 1909 and 1946 on this site. In 1946, a 168 x 137 ft. garage addition was constructed (Permit No. A-26981). This addition is believed to be the northern building now situated adjacent to the railroad.

MINNESOTA HISTORY/ARCHITECTURE SURVEY FORM

Midtown Greenway Minneapolis, Hennepin County, Minnesota

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Minneapolis building permit indicate that numerous buildings were constructed for a variety creamery operations between 1909 and 1946 on this site. In 1946, a 168 x 137 ft. garage addition was constructed (Permit No. A-26981). This addition is believed to be the northern building now situated adjacent to the railroad.

2828 Emerson Avenue South, Minneapolis

MINNESOTA HISTORY/ARCHITECTURE SURVEY FORM

Midtown Greenway Minneapolis, Hennepin County, Minnesota

Significance and Recommendations

2828 Emerson Avenue South is recommended as not eligible for listing on the NRHP, but is within the a historic district as a non-contributing building. The historical integrity of the building has been compromised by the construction of a large addition on the north end, obscuring the distinctive rounded corner. Additionally, the building does not appear to be associated with, or a significant property type associated with events that have made a significant contribution to the broad patterns of our history; therefore making it not eligible under Criterion A. The property does not appear to be associated with individuals significant to our past, therefore making it not eligible under Criterion B. The property does not appear to embody the distinctive or significant characteristics of a type, period, or method of construction, or to represent the work of a master, or to possess high artistic values, therefore making it not eligible under Criterion C.

The property is associated with the CM&StP Grade Separation Historic District in that it helps to define the vertical plane of the trench. However, because the building does not fall within the period of significance for the district and has compromised historical integrity as a result of the lower openings being enclosed, it is considered to be a non-contributing property to this historic district.

Sources

Minneapolis Real Estate Board

1914 Atlas of Minneapolis, Hennepin County, Minnesota, Including Part of St. Louis Park and Golden Valley Township in Hennepin County. Minneapolis Real Estate Board, Minneapolis.

Minnesota Department of Business Research and Development

1949 Directory of Minnesota Manufacturers and Guide Book to Minnesota Industry. Minnesota Department of Business Research and Development, St. Paul.

Minnesota Resources Commission

1941 Directory of Minnesota Manufacturers Classified by Industry and by County. Minnesota Resources Commission, St. Paul.

Sanborn Map Company

1952 Sanborn Fire Insurance Maps of Minneapolis. Microfilm on file at the Minnesota Historical Society, St. Paul.

National Register Eligibility Recommendation

Not Eligible - Individual / Within District - Non-Contributing

National Register Status

Not previously evaluated

Prepared By

Date

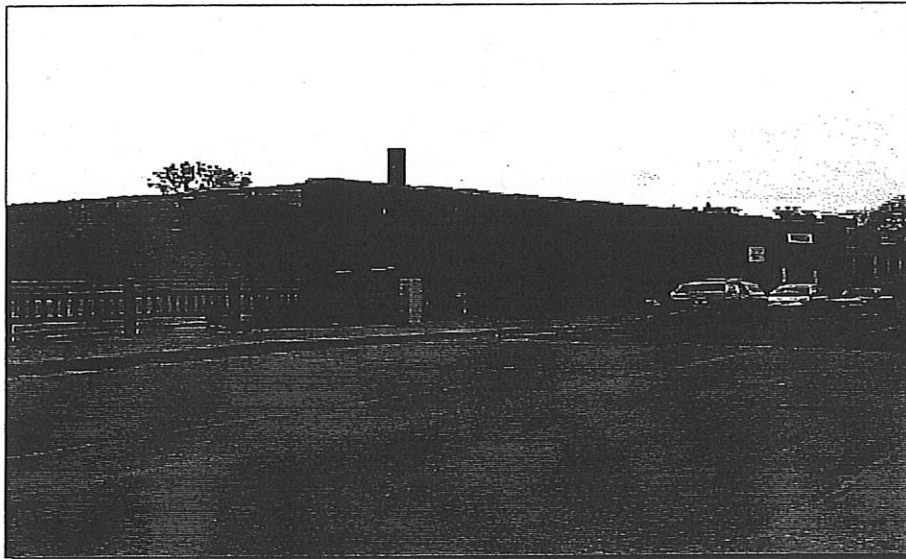
Will Stark

3/1/2002

MINNESOTA HISTORY/ARCHITECTURE SURVEY FORM

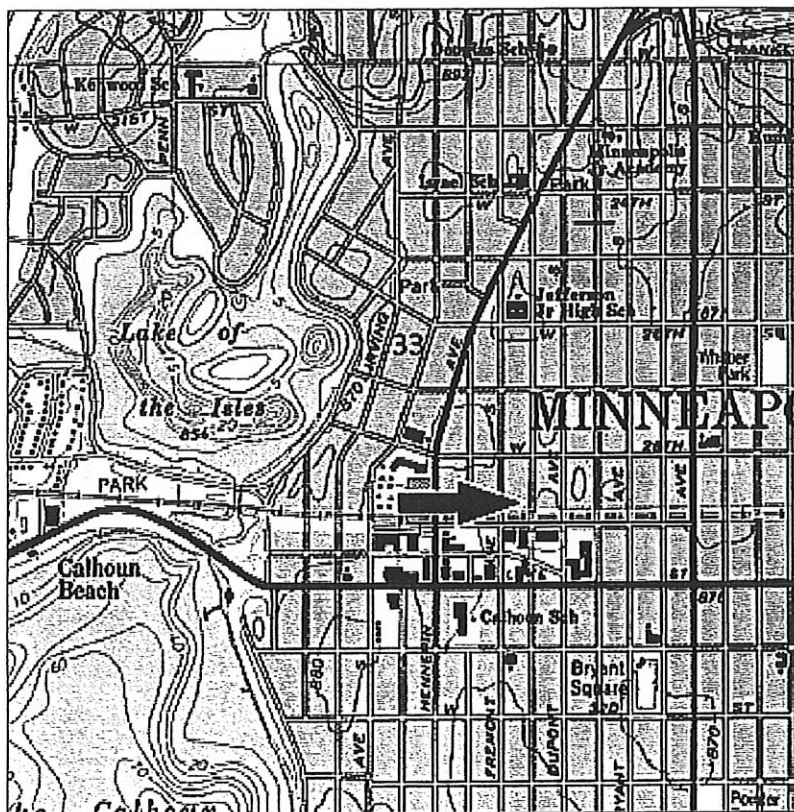
Midtown Greenway Minneapolis, Hennepin County, Minnesota

PROPERTY PHOTOGRAPH



Facing NW

PROPERTY LOCATION MAP



Minneapolis South, Minn. 1967 (revised 1993)